

LET PROPERTY PACK

INVESTMENT INFORMATION

Portland Street, Troon,
KA10

227493267

 www.letproperty.co.uk





Property Description

Our latest listing is in Portland Street, Troon, KA10

Get instant cash flow of **£376** per calendar month with a **10.0%** Gross Yield for investors.

This property has a potential to rent for **£525** which would provide the investor a Gross Yield of **14.0%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...



Portland Street, Troon,
KA10

227493267



Property Key Features

1 bedroom

1 bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £0

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £376

Market Rent: £525

Lounge



Kitchen



Bedroom



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £50,000.

PROPERTY VALUATION

£ 45,000

ADS @ 8% **£3,600**

LBTT Charge **£0**

Legal Fees **£1,000**

Total Investment £49,600

Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



The monthly rent of this property is currently set at £376 per calendar month but the potential market rent is

£ 525

Returns Based on Rental Income	£376	£525
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£37.60	£52.50
Total Monthly Costs	£52.60	£67.50
Monthly Net Income	£323.40	£457.50
Annual Net Income	£3,880.80	£5,490.00
Net Return	7.82%	11.07%

Return **Stress Test** Analysis Report



If the tenant was to leave and you missed 2 months of rental income

Annual Net Income **£4,440**
Adjusted To

Net Return **8.95%**

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £65,000.



£65,000

1 bedroom ground floor flat for sale

[+ Add to report](#)

Gillies Street, Troon, Ayrshire, KA10

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Mar 2024 to 13 May 2024 (67 days) by Waddell & Mackintosh, Troon



£56,000

1 bedroom flat for sale

[+ Add to report](#)

Union Street, Troon, South Ayrshire

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 4 Jun 2026 by Waddell & Mackintosh, Troon

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £575 pm based on the analysis carried out by our letting team at **Let Property Management**.



£575 pcm

1 bedroom flat

+ Add to report

(COPY of) Portland Street, Troon, KA10

NO LONGER ADVERTISED

Marketed from 22 Apr 2026 to 19 May 2026 (26 days) by Smart Sales & Lettings Ltd, Greenock



£450 pcm

1 bedroom flat

+ Add to report

Portland Street, Troon

NO LONGER ADVERTISED

Marketed from 22 Jun 2023 to 5 Jul 2023 (12 days) by Smart Sales & Lettings Ltd, Greenock

Current Tenant Profile



We've created a tenant profile report to showcase the current agreement of occupancy in place with this property.



Tenancy Agreement in place: **Yes**



Current term of tenancy: **7 years +**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



Portland Street, Troon, KA10

PROPERTY ID: 227493267

Interested in this
property investment?

Call us on
0141 478 0985

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



LETPROPERTY